



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band F (from internet enquiry).

**SERVICES**  
We understand mains water, electricity, gas central heating and drainage are connected.

**GENERAL**  
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**  
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared September 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Boston Spa ~ 4 Chaly Fields, LS23 6BE

A spacious and tastefully decorated four bedroom detached family home tucked away in a quiet, established development, complete with double garage and highly private landscaped gardens. Modern interiors, generous living spaces and excellent privacy make this an ideal family home.

- Attractive four bedroom detached home built by Kebbell Homes in 2006
- Exclusive development only moments walk to local Primary Schools
- Generous lounge with walk-in bay window
- Cosy front-facing snug or home office
- Separate dining room with twin patio doors opening to private rear garden
- Breakfast kitchen with integrated appliances and garden views
- Practical utility room with side access to double garage

**£649,000** PRICE REGION



### MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
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## Property Description

This four bedroom family home is tucked away in a private corner of this popular development built by quality house builder Kebbell Homes in 2006. This attractive detached family home offers spacious and versatile accommodation across two floors, complemented by a double garage and highly private landscaped gardens. With double glazed windows and gas fired central heating the accommodation briefly comprises:-

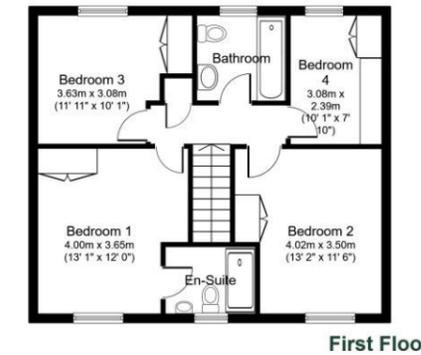
A welcoming entrance hall with oak flooring sets the tone, with matching oak staircase rising to the first floor and a guest WC positioned off the hallway. To the front, a cosy snug or home office enjoys a walk-in bay window and offers a quiet retreat, ideal for remote working or relaxation. The principal lounge is a generous, light filled space with a walk-in bay window to the front and a living flame coal-effect gas fire set within a polished stone surround and mantle. Double internal doors open into a separate dining room a lovely, bright room with twin patio doors leading out to the rear garden. An internal door flows seamlessly into the breakfast kitchen, fitted with a range of wall and base units, worktops and tiled splashbacks. Integrated appliances include fridge and freezer, dishwasher and cooker with five-ring gas hob. A rear-facing window offers a pleasant outlook over the garden, while a rear door provides direct access to the patio.

Off the kitchen, a practical utility room features additional units with sink and plumbing for a washing machine. A wall-mounted gas boiler is housed here and a side door leads to the outside and the double garage. There is also useful under-stairs storage accessed from the kitchen.

To the first floor, the landing includes a loft hatch and airing cupboard housing the hot water cylinder. The principal bedroom enjoys a front facing window, built-in double wardrobes and an en-suite shower room. Three further well proportioned bedrooms are served by a modern house bathroom with white suite and part tiled walls.

To the outside, a most generous block paved driveway provides comfortable parking for multiple vehicles and serves access to detach garage with up and over door, light and power laid on. The gardens to the rear are established and highly private with mature trees and bushes to the perimeter boundary. A generous patio off the kitchen provides a fantastic space of outdoor dining, with steps down to a level lawn and further seating area.

Total floor area 151.0 sq.m. (1,625 sq.ft.) Approx (Including Garage)



4 Chaly Fields, Boston Spa, WETHERBY, LS23 6BE NOT TO SCALE For layout guidance only

